

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF JANUARY 11, 2022
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Chairman Bicknase called the meeting to order at 6:00 p.m.

Members present were Bicknase, Doyen, Hiles, Hogan, Larson, McKenzie, and Schipper. Others present were Kindt, McMahan, Mergen, Savage, and Alex Pugach.

APPROVAL OF AGENDA

1. To approve the agenda for the January 11, 2022 regular meeting.

Schipper moved, with McKenzie seconding, to approve the agenda as presented. The motion was approved by a unanimous vote.

OLD BUSINESS

2. To approve the minutes of the regular Commission meeting of December 14, 2021.

Schipper moved, with Larson seconding, to approve the minutes of the December 14, 2021 meeting as presented. The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was made.

PUBLIC HEARINGS

3. A Public Hearing has been scheduled for 6:05 p.m. to accept public input on a request for a Conditional Use Permit to allow Mini-Warehouse Storage Units on Tract 28 of the Industrial Park Addition.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. Mr. Pugach described his proposed project and answered numerous questions from the Commission. The building design, location, appearance, lighting, fencing, stormwater runoff, site security, and landscaping were all discussed. Chairman Bicknase closed the Public Hearing at 6:45 p.m.

4. A Public Hearing has been scheduled for 6:15 p.m. to accept public input on a request for a Conditional Use Permit to allow outdoor vehicle storage on a graveled parking area on Tract 23 of the Industrial Park Addition.

Chairman Bicknase called the Public Hearing to order at 7:00 p.m. No public input was offered and the Commission discussed location, paving, fencing, and security issues for this proposal. Chairman Bicknase closed the Public Hearing at 7:18 p.m.

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NEW BUSINESS

5. Review of an application for a Conditional Use Permit by Harrisburg Storage Company to allow Mini-Warehouse Storage Units on Tract 28 (to be platted) of the Industrial Park Addition.

After discussion, Schipper moved, with Doyen seconding, to approve this CUP subject to the following conditions: that the 8 doors facing Prospect Street be painted to match the building color and that at least 6 trees be planted across the north side of this property. The motion was approved by a 5 to 2 vote with Hogan and Larson voting against the motion.

6. Review of an application for a Conditional Use Permit by Great Life to allow outdoor vehicle storage on a graveled parking area on Tract 23 (620 Cliff Ave N) of the Industrial Park Addition.

After review and discussion, McKenzie moved, with Schipper seconding, to continue the review of this CUP to the February Commission meeting so a Great Life representative can be present to answer questions about this proposal. The motion was approved by a unanimous vote.

7. Reschedule the February regular Planning Commission meeting to February 22.

The consensus of the Commission was to reschedule the February Planning Commission meeting from February 8 to February 22. McKenzie will not be in town for this meeting.

8. Election of officers.

Hogan moved, with Schipper seconding, to cast a unanimous ballot for Bicknase as Chairman. The motion was approved by a unanimous vote.

Larson moved, with Hogan seconding, to cast a unanimous ballot for Hiles as Vice-Chairman. The motion was approved by a unanimous vote.

9. Discussion of sign regulations.

The Commission discussed several revisions to the current sign regulations. Hiles will send a list of proposed changes to McMahon to incorporate into draft revisions to be placed on the next meeting agenda. The Commission also discussed the one off-premise sign currently within City limits with the consensus of the Commission to place this item on the next meeting agenda for discussion.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

10. Building and development activity reports for December, 2021.

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McMahon provided the monthly reports and reported on a proposed rezone request to be on the next meeting agenda as well as a proposal for a manufactured home court. Kindt distributed the City Code of Ethics to Commission members and discussed the contents with the Commission.

11. Commission Member input.

Hogan reported on the recent joint meeting of the Lincoln County Planning Commission and the Lincoln County Commission.

ADJOURNMENT

Larson moved, with Schipper seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 8:10 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator